HOUSING MARKET INFORMATION

HOUSING NOW
Greater Toronto Area

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: June 2010

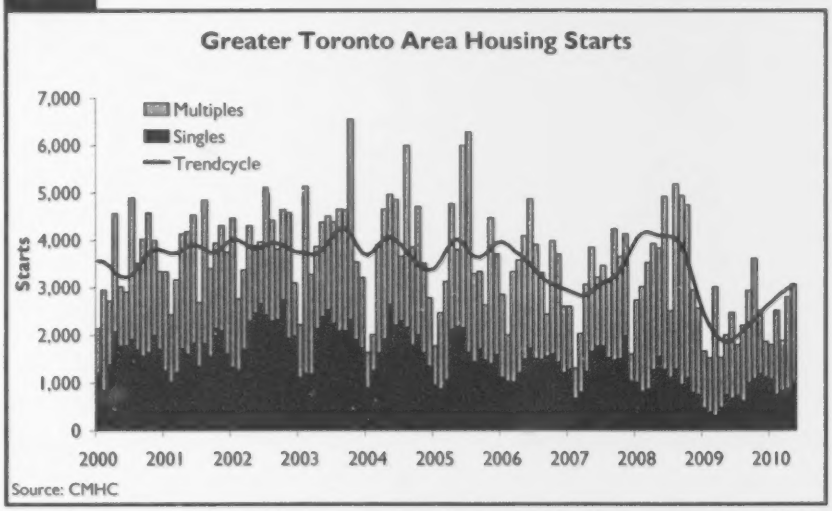
New Home Market

Housing Starts Edge Up

The typical seasonal boost in May led housing starts in the Greater Toronto Area (GTA) to rise above the 3,000 mark (3,063 units) for the first time since the fall of last year. May starts were up 53 per cent year-over-year on the strength of multi-family homes, which saw a 65 percent gain compared to the same month last year. The trend level of housing starts in the GTA has been moving higher over the past 12 months and is now at its highest point since the fourth quarter of 2008.

High rise apartment buildings have taken over from single-detached homes as the driver of housing construction in the GTA this spring. After registering considerable declines

Figure 1



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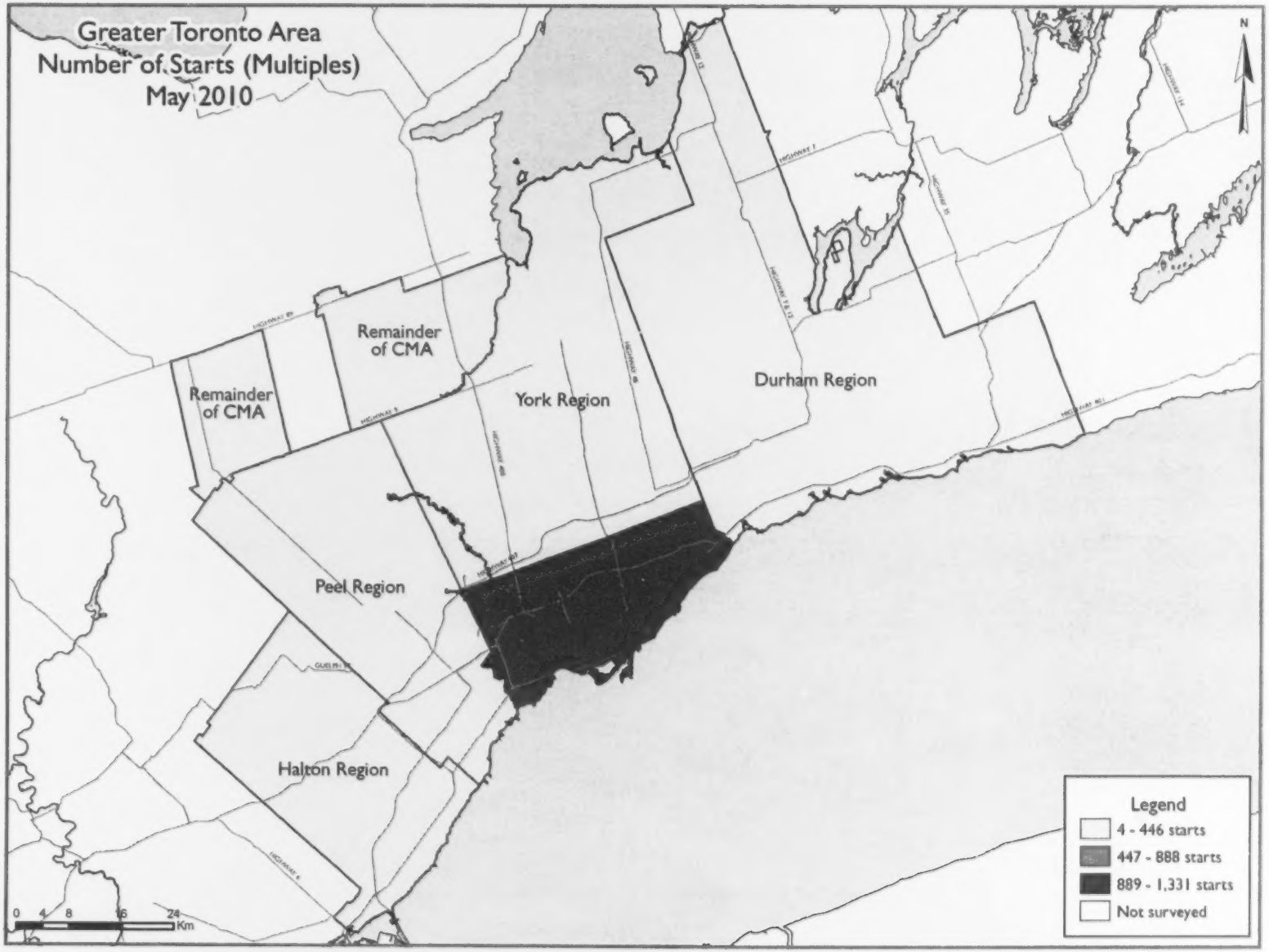
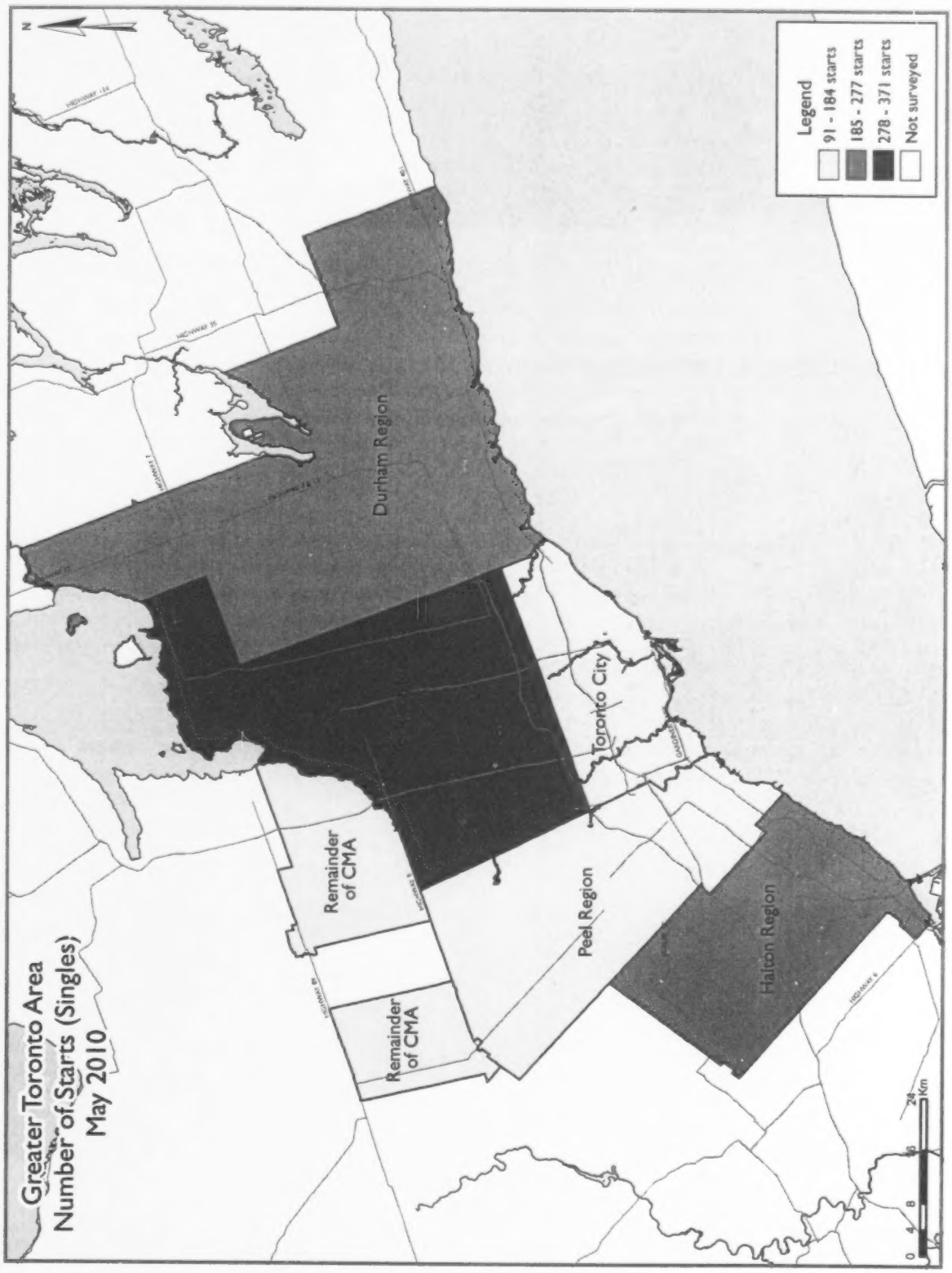
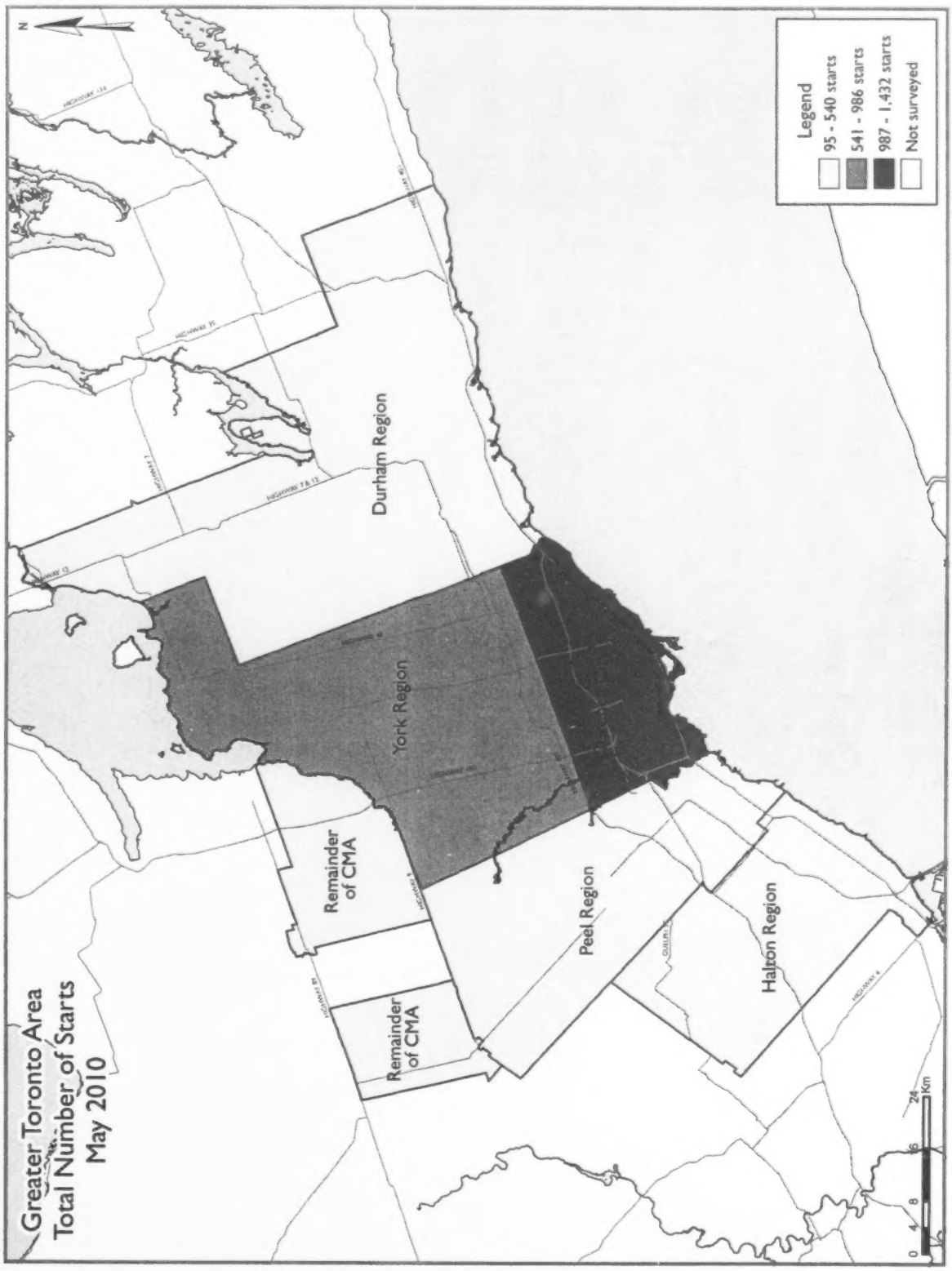
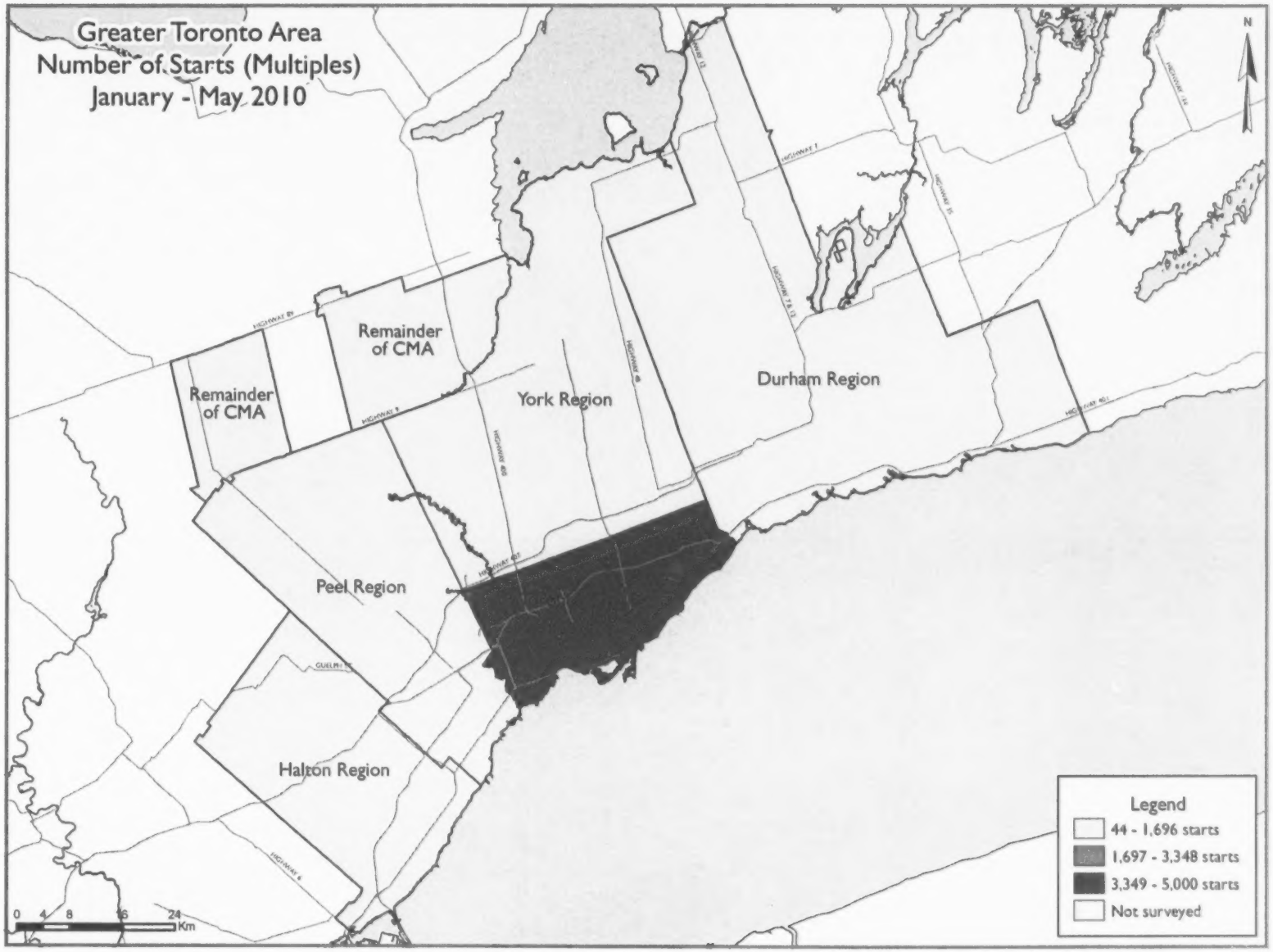
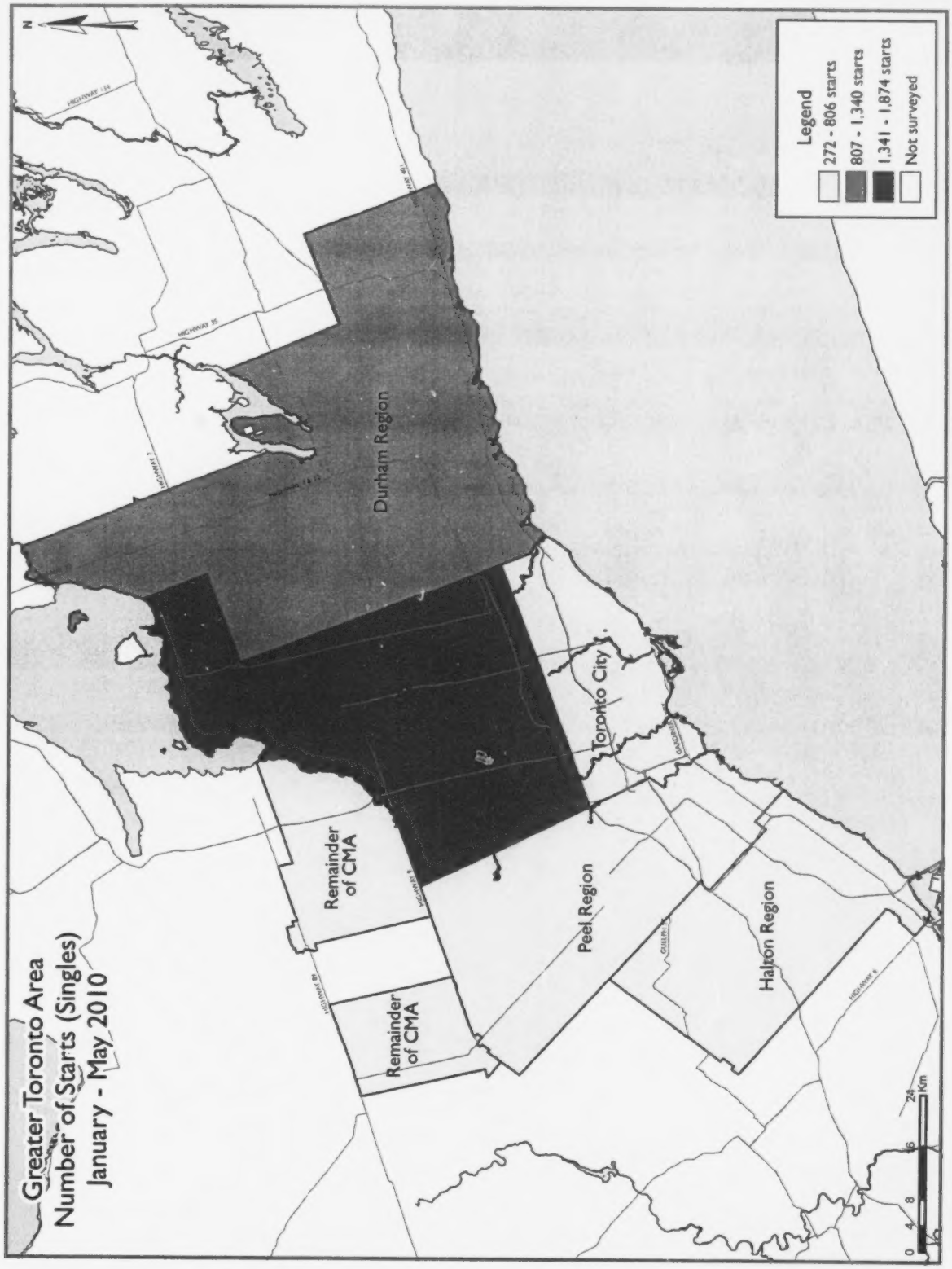
during 2009 and the first part of this year, high rise starts have recorded year-over-year increases in the 90 per cent range for April and May. Very strong pre-construction sales over the past nine months have allowed builders to begin moving projects into the construction phase. Meanwhile, single detached starts have been trending lower in recent months as supply has become much more ample in the resale market.

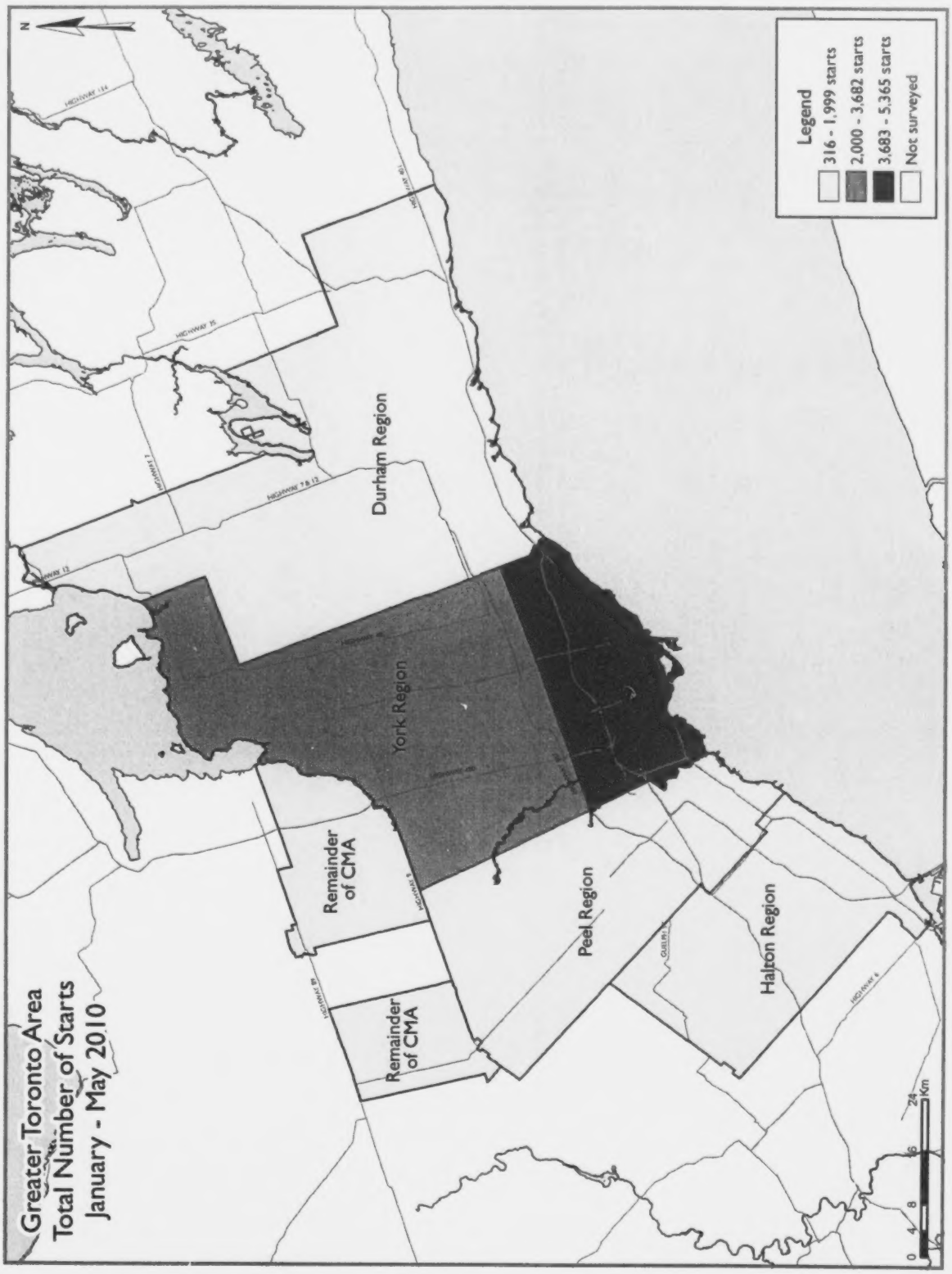

Greater Toronto Area
Number of Starts (Multiples)
May 2010
N
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
0 4 8 16 24 Km
Legend
4 - 446 starts
447 - 888 starts
889 - 1,331 starts
Not surveyed


Greater Toronto Area
Number of Starts (Singles)
May 2010
Legend
91 - 184 starts
185 - 277 starts
278 - 371 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
May 2010
Legend
95 - 540 starts
541 - 986 starts
987 - 1,432 starts
Not surveyed
Durham Region
York Region
Remainder of CMA
Remainder of CMA
Peel Region
Halton Region
N
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Multiples)
January - May 2010
Remainder of CMA
Remainder of CMA
York Region
Durham Region
Peel Region
Halton Region
Legend
44 - 1,696 starts
1,697 - 3,348 starts
3,349 - 5,000 starts
Not surveyed
0 4 8 16 24 Km


Greater Toronto Area
Number of Starts (Singles)
January - May 2010
Legend
272 - 806 starts
807 - 1,340 starts
1,341 - 1,874 starts
Not surveyed
Durham Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 401
HIGHWAY 407
HIGHWAY 35
HIGHWAY 12
HIGHWAY 7
HIGHWAY 10
HIGHWAY 9
HIGHWAY 6
0 4 8 16 24 Km
N


Greater Toronto Area
Total Number of Starts
January - May 2010
Legend
316 - 1,999 starts
2,000 - 3,682 starts
3,683 - 5,365 starts
Not surveyed
Durham Region
York Region
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
HIGHWAY 400
HIGHWAY 404
HIGHWAY 407
HIGHWAY 7 & 12
HIGHWAY 12
HIGHWAY 48
HIGHWAY 6
0 4 8 16 24 Km

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby
Remainder of CMA	Bradford / West Gwliimbury, Town of Mono, New Techumseth, Orangeville

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.1	Housing Activity Summary by Submarket
1.2	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Activity Summary of Toronto CMA
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2010	893	128	202	4	207	1,493	0	0	2,927
May 2009	681	230	168	1	51	770	0	30	1,931
% Change	31.1	-44.3	20.2	**	**	93.9	n/a	-100.0	51.6
Year-to-date 2010	4,008	612	1,072	12	539	4,293	14	709	11,259
Year-to-date 2009	2,213	786	691	27	350	4,915	0	160	9,142
% Change	81.1	-22.1	55.1	-55.6	54.0	-12.7	n/a	**	23.2
UNDER CONSTRUCTION									
May 2010	6,823	1,226	2,836	69	1,108	35,368	22	2,875	50,356
May 2009	5,533	1,618	2,077	77	1,317	33,564	0	1,551	45,737
% Change	23.3	-24.2	36.5	-10.4	-15.9	5.4	n/a	85.4	10.1
COMPLETIONS									
May 2010	1,021	142	144	6	113	401	0	0	1,827
May 2009	773	160	249	6	30	1,637	0	116	2,971
% Change	32.1	-11.3	-42.2	0.0	**	-75.5	n/a	-100.0	-38.5
Year-to-date 2010	3,698	742	444	30	299	3,815	0	486	9,514
Year-to-date 2009	3,943	1,006	1,028	24	529	7,318	16	266	14,130
% Change	-6.2	-26.2	-56.8	25.0	-43.5	-47.9	-100.0	82.7	-32.7
COMPLETED & NOT ABSORBED									
May 2010	422	27	65	7	31	730	23	321	1,626
May 2009	628	85	126	9	32	354	27	65	1,326
% Change	-32.8	-68.2	-48.4	-22.2	-3.1	106.2	-14.8	**	22.6
ABSORBED									
May 2010	1,018	147	177	6	106	407	0	0	1,861
May 2009	792	146	242	6	35	1 581	0	24	2,826
% Change	28.5	0.7	-26.9	0.0	**	-74.3	n/a	-100.0	-34.1
Year-to-date 2010	3,699	750	517	29	289	3,380	3	79	8,746
Year-to-date 2009	3,923	976	986	15	518	7,257	5	148	13,828
% Change	-5.7	-23.2	-47.6	93.3	-44.2	-53.4	-40.0	-46.6	-36.8

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1b: Housing Activity Summary of Oshawa CMA
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2010	133	0	27	0	0	0	0	0	160
May 2009	83	0	0	0	0	0	0	0	83
% Change	60.2	n/a	n/a	n/a	n/a	n/a	n/a	n/a	92.8
Year-to-date 2010	635	0	33	0	0	0	0	8	676
Year-to-date 2009	205	0	0	0	5	0	0	0	210
% Change	**	n/a	n/a	n/a	-100.0	n/a	n/a	n/a	**
UNDER CONSTRUCTION									
May 2010	866	2	67	0	90	18	0	50	1,093
May 2009	674	0	57	0	105	24	0	0	860
% Change	28.5	n/a	17.5	n/a	-14.3	-25.0	n/a	n/a	27.1
COMPLETIONS									
May 2010	102	0	30	0	0	0	0	0	132
May 2009	104	0	46	0	23	131	0	0	304
% Change	-1.9	n/a	-34.8	n/a	-100.0	-100.0	n/a	n/a	-56.6
Year-to-date 2010	418	2	38	0	16	0	3	0	477
Year-to-date 2009	491	2	151	0	50	131	0	3	828
% Change	-14.9	0.0	-74.8	n/a	-68.0	-100.0	n/a	-100.0	-42.4
COMPLETED & NOT ABSORBED									
May 2010	12	0	3	0	8	60	0	0	83
May 2009	32	0	39	0	30	100	0	0	201
% Change	-62.5	n/a	-92.3	n/a	-73.3	-40.0	n/a	n/a	-58.7
ABSORBED									
May 2010	107	0	29	0	0	0	0	0	136
May 2009	97	0	49	0	24	82	0	0	252
% Change	10.3	n/a	-40.8	n/a	-100.0	-100.0	n/a	n/a	-46.0
Year-to-date 2010	424	2	42	0	21	1	3	0	493
Year-to-date 2009	502	2	143	0	62	85	0	3	797
% Change	-15.5	0.0	-70.6	n/a	-66.1	-98.8	n/a	-100.0	-38.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1c: Housing Activity Summary of Greater Toronto Area
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
May 2010	988	146	229	0	207	1,493	0	0	3,063
May 2009	748	224	168	0	63	770	0	30	2,003
% Change	32.1	-34.8	36.3	n/a	**	93.9	n/a	-100.0	52.9
Year-to-date 2010	4,484	694	1,095	2	573	4,475	14	717	12,054
Year-to-date 2009	2,349	796	656	0	388	5,005	0	524	9,718
% Change	90.9	-12.8	66.9	n/a	47.7	-10.6	n/a	36.8	24.0
UNDER CONSTRUCTION									
May 2010	7,515	1,322	2,832	26	1,252	35,893	22	3,077	51,968
May 2009	6,184	1,626	2,077	45	1,541	34,094	0	1,815	47,382
% Change	21.5	-18.7	36.4	-42.2	-18.8	5.3	n/a	69.5	9.7
COMPLETIONS									
May 2010	1,111	156	174	1	130	401	0	0	1,973
May 2009	896	162	295	4	77	1,768	0	116	3,318
% Change	24.0	-3.7	-41.0	-75.0	68.8	-77.3	n/a	-100.0	-40.5
Year-to-date 2010	4,082	792	454	15	341	3,757	3	568	10,012
Year-to-date 2009	4,505	1,016	1,196	27	682	7,449	16	269	15,160
% Change	-9.4	-22.0	-62.0	-44.4	-50.0	-49.6	-81.3	111.2	-34.0
COMPLETED & NOT ABSORBED									
May 2010	453	37	73	7	44	777	23	321	1,735
May 2009	676	93	171	9	73	454	27	65	1,568
% Change	-33.0	-60.2	-57.3	-22.2	-39.7	71.1	-14.8	**	10.7
ABSORBED									
May 2010	1,105	164	206	1	123	407	0	0	2,006
May 2009	903	148	291	4	84	1 663	0	24	3,117
% Change	22.4	10.8	-29.2	-75.0	46.4	-75.5	n/a	-100.0	-35.6
Year-to-date 2010	4,049	790	530	13	336	3,349	6	79	9,152
Year-to-date 2009	4,472	994	1,150	18	673	7,342	5	151	14,805
% Change	-9.5	-20.5	-53.9	-27.8	-50.1	-54.4	20.0	-47.7	-38.2

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
May 2010	101	2	12	0	49	1,268	0	0	1,432
May 2009	79	2	16	0	7	668	0	0	772
York Region									
May 2010	371	40	66	0	116	0	0	0	593
May 2009	217	84	61	0	4	102	0	0	468
Peel Region									
May 2010	130	72	98	0	34	104	0	0	438
May 2009	99	114	26	0	0	0	0	30	269
Halton Region									
May 2010	191	30	22	0	8	121	0	0	372
May 2009	198	20	50	0	52	0	0	0	320
Durham Region									
May 2010	195	2	31	0	0	0	0	0	228
May 2009	155	4	15	0	0	0	0	0	174
Toronto CMA									
May 2010	893	128	202	4	207	1,493	0	0	2,927
May 2009	681	230	168	1	51	770	0	30	1,931
Oshawa CMA									
May 2010	133	0	27	0	0	0	0	0	160
May 2009	83	0	0	0	0	0	0	0	83
Greater Toronto Area									
May 2010	988	146	229	0	207	1,493	0	0	3,063
May 2009	748	224	168	0	63	770	0	30	2,003

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
May 2010	992	88	580	0	117	27,800	14	2,419	32,039
May 2009	1,050	266	662	0	56	25,083	0	994	28,111
York Region									
May 2010	2,727	434	1,000	0	381	3,202	0	0	7,744
May 2009	1,655	308	742	2	129	3,098	0	124	6,058
Peel Region									
May 2010	1,420	438	496	26	437	4,021	8	426	7,272
May 2009	1,453	770	210	41	853	4,936	0	433	8,696
Halton Region									
May 2010	1,015	274	368	0	223	852	0	182	2,914
May 2009	1,032	232	262	1	392	953	0	264	3,136
Durham Region									
May 2010	1,361	88	388	0	94	18	0	50	1,999
May 2009	994	50	201	1	111	24	0	0	1,381
Toronto CMA									
May 2010	6,823	1,226	2,836	69	1,108	35,368	22	2,875	50,356
May 2009	5,533	1,618	2,077	77	1,317	33,564	0	1,551	45,737
Oshawa CMA									
May 2010	866	2	67	0	90	18	0	50	1,093
May 2009	674	0	57	0	105	24	0	0	860
Greater Toronto Area									
May 2010	7,515	1,322	2,832	26	1,252	35,893	22	3,077	51,968
May 2009	6,184	1,626	2,077	45	1,541	34,094	0	1,815	47,382

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket May 2010									
	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
May 2010	70	6	10	0	9	401	0	0	496
May 2009	59	4	149	0	0	677	0	112	1,001
York Region									
May 2010	522	92	73	1	32	0	0	0	720
May 2009	360	56	38	0	3	532	0	4	993
Peel Region									
May 2010	123	30	22	0	38	0	0	0	213
May 2009	156	48	23	1	0	372	0	0	600
Halton Region									
May 2010	272	28	31	0	51	0	0	0	382
May 2009	191	54	16	0	51	56	0	0	368
Durham Region									
May 2010	124	0	38	0	0	0	0	0	162
May 2009	130	0	69	3	23	131	0	0	356
Toronto CMA									
May 2010	1,021	142	144	6	113	401	0	0	1,827
May 2009	773	160	249	6	30	1,637	0	116	2,971
Oshawa CMA									
May 2010	102	0	30	0	0	0	0	0	132
May 2009	104	0	46	0	23	131	0	0	304
Greater Toronto Area									
May 2010	1,111	156	174	1	130	401	0	0	1,973
May 2009	896	162	295	4	77	1,768	0	116	3,318

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
May 2010	62	9	29	0	16	649	11	318	1,094
May 2009	105	22	81	0	9	221	11	41	490
York Region									
May 2010	5	8	13	0	11	27	0	0	64
May 2009	10	2	19	0	13	125	0	0	169
Peel Region									
May 2010	309	10	3	7	4	22	12	3	370
May 2009	445	55	13	9	3	0	16	24	565
Halton Region									
May 2010	57	10	19	0	5	19	0	0	110
May 2009	66	14	9	0	18	8	0	0	115
Durham Region									
May 2010	20	0	9	0	8	60	0	0	97
May 2009	50	0	49	0	30	100	0	0	229
Toronto CMA									
May 2010	422	27	65	7	31	730	23	321	1,626
May 2009	628	85	126	9	32	354	27	65	1,326
Oshawa CMA									
May 2010	12	0	3	0	8	60	0	0	83
May 2009	32	0	39	0	30	100	0	0	201
Greater Toronto Area									
May 2010	453	37	73	7	44	777	23	321	1,735
May 2009	676	93	171	9	73	454	27	65	1,568

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
May 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
May 2010	71	4	17	0	2	403	0	0	497
May 2009	66	3	140	0	0	686	0	20	915
York Region									
May 2010	525	97	73	1	32	4	0	0	732
May 2009	357	56	39	0	4	467	0	4	927
Peel Region									
May 2010	127	34	23	0	38	0	0	0	222
May 2009	156	34	22	1	0	372	0	0	585
Halton Region									
May 2010	257	29	55	0	51	0	0	0	392
May 2009	191	54	17	0	56	56	0	0	374
Durham Region									
May 2010	125	0	38	0	0	0	0	0	163
May 2009	133	1	73	3	24	82	0	0	316
Toronto CMA									
May 2010	1,018	147	177	6	106	407	0	0	1,861
May 2009	792	146	242	6	35	1,581	0	24	2,826
Oshawa CMA									
May 2010	107	0	29	0	0	0	0	0	136
May 2009	97	0	49	0	24	82	0	0	252
Greater Toronto Area									
May 2010	1,105	164	206	1	123	407	0	0	2,006
May 2009	903	148	291	4	84	1,663	0	24	3,117

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2a: History of Housing Starts of Toronto CMA
2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293
% Change	4.8	1.0	14.0	-41.7	-11.7	-29.6	-50.0	-57.6	-10.2
2006	14,072	2,792	3,860	48	1,411	13,338	8	1,551	37,080
% Change	-10.6	-16.2	-17.7	-5.9	-19.4	-7.2	-93.3	1.4	-10.9
2005	15,746	3,333	4,690	51	1,751	14,376	119	1,530	41,596
% Change	-17.0	-5.2	7.5	-47.4	18.7	15.5	133.3	28.9	-1.2
2004	18,979	3,514	4,362	97	1,475	12,450	51	1,187	42,115
% Change	-3.1	-26.5	-1.4	136.6	29.3	-6.3	-67.3	-35.0	-7.4
2003	19,585	4,782	4,422	41	1,141	13,291	156	1,825	45,475
% Change	-11.2	-8.1	4.4	-35.9	-29.4	46.4	-49.2	51.6	3.8
2002	22,049	5,206	4,235	64	1,616	9,081	307	1,204	43,805
% Change	31.3	-6.7	27.7	28.0	8.2	-28.7	56.6	58.4	6.8
2001	16,793	5,582	3,317	50	1,494	12,738	196	760	41,017
% Change	-1.6	0.3	-27.8	-2.0	5.1	27.6	36.1	**	5.2
2000	17,068	5,564	4,595	51	1,422	9,981	144	133	38,982

Source: CMHC (Starts and Completions Survey)

Table 1.2b: History of Housing Starts of Oshawa CMA 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389
% Change	-17.1	-22.2	-29.0	n/a	35.8	-73.0	-100.0	n/a	-20.2
2006	2,108	18	259	0	123	486	1	0	2,995
% Change	-8.4	80.0	5.3	n/a	**	54.8	-97.3	-100.0	2.1
2005	2,301	10	246	0	22	314	37	4	2,934
% Change	-2.3	-85.3	-49.9	n/a	-21.4	49.5	n/a	n/a	-6.9
2004	2,356	68	491	0	28	210	0	0	3,153
% Change	-23.4	-60.5	-10.6	n/a	n/a	191.7	n/a	-100.0	-19.3
2003	3,074	172	549	0	0	72	0	40	3,907
% Change	4.0	83.0	86.1	n/a	-100.0	-20.0	-100.0	n/a	11.9
2002	2,955	94	295	0	40	90	16	0	3,490
% Change	45.0	34.3	-31.6	n/a	n/a	n/a	-27.3	n/a	36.3
2001	2,038	70	431	0	0	0	22	0	2,561
% Change	-5.3	-18.6	5.4	n/a	-100.0	n/a	n/a	-100.0	-10.9
2000	2,152	86	409	0	99	0	0	128	2,874

Source: CMHC (Starts and Completions Survey)

Table 1.2c: History of Housing Starts in the Greater Toronto Area 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-24.0	-15.7	-35.2	**	39.0	134.9	**	111.0	23.4
2007	16,621	2,890	4,674	18	1,605	9,615	4	803	36,230
% Change	2.1	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.8
2006	16,277	2,894	4,288	12	1,673	13,824	17	1,626	40,611
% Change	-11.5	-14.5	-15.2	-65.7	-16.0	-6.6	-90.0	-3.9	-10.8
2005	18,400	3,385	5,059	35	1,992	14,800	170	1,692	45,533
% Change	-14.7	-7.4	-0.3	-12.5	23.9	13.5	120.8	27.9	-1.9
2004	21,570	3,656	5,074	40	1,608	13,041	77	1,323	46,393
% Change	-5.3	-27.1	-3.5	**	14.0	-3.3	-50.6	-29.1	-7.6
2003	22,770	5,016	5,259	1	1,411	13,482	156	1,865	50,207
% Change	-9.9	-6.1	7.1	-96.3	-28.4	47.1	-52.1	54.9	4.0
2002	25,277	5,342	4,911	27	1,970	9,168	326	1,204	48,274
% Change	32.2	-6.6	26.3	17.4	18.7	-30.2	48.2	58.4	8.2
2001	19,120	5,722	3,889	23	1,659	13,141	220	760	44,620
% Change	-1.6	-0.2	-24.5	109.1	-0.3	30.0	52.8	191.2	4.9
2000	19,434	5,736	5,150	11	1,664	10,108	144	261	42,532

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Toronto City	101	79	2	2	61	23	1,268	668	1,432	772	85.5
Toronto	9	12	0	2	0	16	967	235	976	265	**
East York	9	3	0	0	0	0	0	0	9	3	200.0
Etobicoke	12	9	0	0	0	0	0	230	12	239	-95.0
North York	45	18	0	0	0	0	301	0	346	18	**
Scarborough	22	35	0	0	61	7	0	203	83	245	-66.1
York	2	1	2	0	0	0	0	0	4	1	**
York Region	371	217	40	84	182	65	0	102	593	468	26.7
Aurora	28	9	0	2	0	0	0	0	28	11	154.5
East Gwillimbury	0	0	0	0	0	27	0	0	0	27	-100.0
Georgina Township	1	3	0	0	0	0	0	0	1	3	-66.7
King Township	8	4	0	0	0	0	0	0	8	4	100.0
Markham	24	9	2	0	0	6	0	0	26	15	73.3
Newmarket	24	17	0	6	0	28	0	0	24	51	-52.9
Richmond Hill	13	10	0	0	0	0	0	0	13	10	30.0
Vaughan	215	151	22	76	161	4	0	102	398	333	19.5
Whitchurch-Stouffville	58	14	16	0	21	0	0	0	95	14	**
Peel Region	130	99	72	114	132	26	104	30	438	269	62.8
Brampton	86	69	50	2	78	0	0	30	214	101	111.9
Caledon	21	3	12	0	0	0	0	0	33	3	**
Mississauga	23	27	10	112	54	26	104	0	191	165	15.8
Halton Region	191	198	30	20	30	102	121	0	372	320	16.3
Burlington	48	4	22	2	0	14	0	0	70	20	**
Halton Hills	20	4	0	0	0	8	0	0	20	12	66.7
Milton	72	174	8	18	8	48	0	0	88	240	-63.3
Oakville	51	16	0	0	22	32	121	0	194	48	**
Durham Region	195	155	2	4	31	15	0	0	228	174	31.0
Ajax	37	64	2	4	4	15	0	0	43	83	-48.2
Brock	0	3	0	0	0	0	0	0	0	3	-100.0
Clarington	32	43	0	0	20	0	0	0	52	43	20.9
Oshawa	54	19	0	0	0	0	0	0	54	19	184.2
Pickering	8	4	0	0	0	0	0	0	8	4	100.0
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	16	1	0	0	0	0	0	0	16	1	**
Whitby	47	21	0	0	7	0	0	0	54	21	157.1
Remainder of Toronto CMA	91	24	4	10	0	0	0	0	95	34	179.4
Bradford West Gwillimbury	68	14	0	2	0	0	0	0	68	16	**
Town of Mono	6	6	0	0	0	0	0	0	6	6	0.0
New Tecumseth	7	2	0	2	0	0	0	0	7	4	75.0
Orangeville	10	2	4	6	0	0	0	0	14	8	75.0
Toronto CMA	897	682	128	232	409	217	1,493	800	2,927	1,931	51.6
Oshawa CMA	133	83	0	0	27	0	0	0	160	83	92.8
Greater Toronto Area (GTA)	988	748	146	224	436	231	1,493	800	3,063	2,003	52.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	365	264	36	144	171	138	4,793	3,584	5,365	4,130	29.9
Toronto	53	30	4	2	29	25	2,497	1,933	2,583	1,990	29.8
East York	20	13	0	2	0	0	0	0	20	15	33.3
Etobicoke	42	26	10	4	0	0	1,731	426	1,783	456	**
North York	137	79	0	72	37	23	394	461	568	635	-10.6
Scarborough	103	112	20	64	99	90	171	764	393	1,030	-61.8
York	8	3	2	0	6	0	0	0	16	3	**
York Region	1,874	821	230	134	532	321	0	413	2,636	1,689	56.1
Aurora	183	100	10	24	0	0	0	153	193	277	-30.3
East Gwillimbury	23	6	0	2	28	27	0	0	51	35	45.7
Georgina Township	34	13	0	0	0	6	0	0	34	19	78.9
King Township	28	4	16	0	0	0	0	0	44	4	**
Markham	56	58	50	16	8	109	0	128	114	311	-63.3
Newmarket	102	127	6	10	0	98	0	0	108	235	-54.0
Richmond Hill	286	74	4	4	120	63	0	0	410	141	190.8
Vaughan	791	255	70	78	302	18	0	132	1,163	483	140.8
Whitchurch-Stouffville	371	184	74	0	74	0	0	0	519	184	182.1
Peel Region	613	337	280	370	441	239	130	1,078	1,464	2,024	-27.7
Brampton	417	282	154	70	257	11	26	30	854	393	117.3
Caledon	92	7	32	2	17	0	0	0	141	9	**
Mississauga	104	48	94	298	167	228	104	1,048	469	1,622	-71.1
Halton Region	772	585	130	143	338	295	303	354	1,543	1,382	11.6
Burlington	97	15	100	30	50	31	182	354	429	430	-0.2
Halton Hills	60	18	0	0	23	32	0	0	83	50	66.0
Milton	529	489	28	118	126	178	0	0	683	785	-13.0
Oakville	86	63	2	0	139	54	121	0	348	117	197.4
Durham Region	862	342	22	4	154	47	8	100	1,046	493	112.2
Ajax	170	101	22	4	121	25	0	0	313	130	140.8
Brock	2	14	0	0	0	0	0	0	2	14	-85.7
Clarington	178	94	0	0	26	0	8	0	212	94	125.5
Oshawa	324	58	0	0	0	0	0	0	324	58	**
Pickering	34	16	0	0	0	6	0	0	34	22	54.5
Scugog	4	1	0	0	0	0	0	100	4	101	-96.0
Uxbridge	17	5	0	0	0	11	0	0	17	16	6.3
Whitby	133	53	0	0	7	5	0	0	140	58	141.4
Remainder of Toronto CMA	272	126	20	18	24	35	0	0	316	179	76.5
Bradford West Gwillimbury	161	57	4	10	18	24	0	0	183	91	101.1
Town of Mono	23	19	0	0	0	0	0	0	23	19	21.1
New Tecumseth	35	42	2	2	0	11	0	0	37	55	-32.7
Orangeville	53	8	14	6	6	0	0	0	73	14	**
Toronto CMA	4,020	2,240	618	788	1,577	1,039	5,044	5,075	11,259	9,142	23.2
Oshawa CMA	635	205	0	0	33	5	8	0	676	210	**
Greater Toronto Area (GTA)	4,486	2,349	698	800	1,636	1,040	5,234	5,529	12,054	9,718	24.0

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Toronto City	61	23	0	0	1,268	668	0	0
Toronto	0	16	0	0	967	235	0	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	230	0	0
North York	0	0	0	0	301	0	0	0
Scarborough	61	7	0	0	0	203	0	0
York	0	0	0	0	0	0	0	0
York Region	182	65	0	0	0	102	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	27	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	6	0	0	0	0	0	0
Newmarket	0	28	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	161	4	0	0	0	102	0	0
Whitchurch-Stouffville	21	0	0	0	0	0	0	0
Peel Region	132	26	0	0	104	0	0	30
Brampton	78	0	0	0	0	0	0	30
Caledon	0	0	0	0	0	0	0	0
Mississauga	54	26	0	0	104	0	0	0
Halton Region	30	102	0	0	121	0	0	0
Burlington	0	14	0	0	0	0	0	0
Halton Hills	0	8	0	0	0	0	0	0
Milton	8	48	0	0	0	0	0	0
Oakville	22	32	0	0	121	0	0	0
Durham Region	31	15	0	0	0	0	0	0
Ajax	4	15	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	20	0	0	0	0	0	0	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	7	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	409	217	0	0	1,493	770	0	30
Oshawa CMA	27	0	0	0	0	0	0	0
Greater Toronto Area (GTA)	436	231	0	0	1,493	770	0	30

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	165	138	6	0	4,110	3,582	683	2
Toronto	29	25	0	0	2,468	1,931	29	2
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	1,230	426	501	0
North York	37	23	0	0	394	461	0	0
Scarborough	99	90	0	0	18	764	153	0
York	0	0	6	0	0	0	0	0
York Region	532	321	0	0	0	285	0	128
Aurora	0	0	0	0	0	153	0	0
East Gwillimbury	28	27	0	0	0	0	0	0
Georgina Township	0	6	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	8	109	0	0	0	0	0	128
Newmarket	0	98	0	0	0	0	0	0
Richmond Hill	120	63	0	0	0	0	0	0
Vaughan	302	18	0	0	0	132	0	0
Whitchurch-Stouffville	74	0	0	0	0	0	0	0
Peel Region	433	239	8	0	104	1,048	26	30
Brampton	249	11	8	0	0	0	26	30
Caledon	17	0	0	0	0	0	0	0
Mississauga	167	228	0	0	104	1,048	0	0
Halton Region	338	295	0	0	303	90	0	264
Burlington	50	31	0	0	182	90	0	264
Halton Hills	23	32	0	0	0	0	0	0
Milton	126	178	0	0	0	0	0	0
Oakville	139	54	0	0	121	0	0	0
Durham Region	154	47	0	0	0	0	8	100
Ajax	121	25	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	26	0	0	0	0	0	8	0
Oshawa	0	0	0	0	0	0	0	0
Pickering	0	6	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	100
Uxbridge	0	11	0	0	0	0	0	0
Whitby	7	5	0	0	0	0	0	0
Remainder of Toronto CMA	24	35	0	0	0	0	0	0
Bradford West Gwillimbury	18	24	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	11	0	0	0	0	0	0
Orangeville	6	0	0	0	0	0		0
Toronto CMA	1,563	1,039	14	0	4,335	4,915	709	160
Oshawa CMA	33	5	0	0	0	0	8	0
Greater Toronto Area (GTA)	1,622	1,040	14	0	4,517	5,005	717	524

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Toronto City	115	97	1,317	675	0	0	1,432	772
Toronto	9	30	967	235	0	0	976	265
East York	9	3	0	0	0	0	9	3
Etobicoke	12	9	0	230	0	0	12	239
North York	45	18	301	0	0	0	346	18
Scarborough	34	35	49	210	0	0	83	245
York	4	1	0	0	0	0	4	1
York Region	477	362	116	106	0	0	593	468
Aurora	28	11	0	0	0	0	28	11
East Gwillimbury	0	27	0	0	0	0	0	27
Georgina Township	1	3	0	0	0	0	1	3
King Township	8	4	0	0	0	0	8	4
Markham	26	15	0	0	0	0	26	15
Newmarket	24	51	0	0	0	0	24	51
Richmond Hill	13	10	0	0	0	0	13	10
Vaughan	282	227	116	106	0	0	398	333
Whitchurch-Stouffville	95	14	0	0	0	0	95	14
Peel Region	300	239	138	0	0	30	438	269
Brampton	180	71	34	0	0	30	214	101
Caledon	33	3	0	0	0	0	33	3
Mississauga	87	165	104	0	0	0	191	165
Halton Region	243	268	129	52	0	0	372	320
Burlington	70	6	0	14	0	0	70	20
Halton Hills	20	12	0	0	0	0	20	12
Milton	80	202	8	38	0	0	88	240
Oakville	73	48	121	0	0	0	194	48
Durham Region	228	174	0	0	0	0	228	174
Ajax	43	83	0	0	0	0	43	83
Brock	0	3	0	0	0	0	0	3
Clarington	52	43	0	0	0	0	52	43
Oshawa	54	19	0	0	0	0	54	19
Pickering	8	4	0	0	0	0	8	4
Scugog	1	0	0	0	0	0	1	0
Uxbridge	16	1	0	0	0	0	16	1
Whitby	54	21	0	0	0	0	54	21
Remainder of Toronto CMA	91	31	4	3	0	0	95	34
Bradford West Gwillimbury	68	16	0	0	0	0	68	16
Town of Mono	5	6	1	0	0	0	6	6
New Tecumseth	4	1	3	3	0	0	7	4
Orangeville	14	8	0	0	0	0	14	8
Toronto CMA	1,223	1,079	1,704	822	0	30	2,927	1,931
Oshawa CMA	160	83	0	0	0	0	160	83
Greater Toronto Area (GTA)	1,363	1,140	1,700	833	0	30	3,063	2,003

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	528	539	4,148	3,589	689	2	5,365	4,130
Toronto	128	57	2,426	1,931	29	2	2,583	1,990
East York	20	15	0	0	0	0	20	15
Etobicoke	52	30	1,230	426	501	0	1,783	456
North York	143	174	425	461	0	0	568	635
Scarborough	173	259	67	771	153	0	393	1,030
York	10	3	0	0	6	0	16	3
York Region	2,462	1,272	174	289	0	128	2,636	1,689
Aurora	193	124	0	153	0	0	193	277
East Gwillimbury	51	35	0	0	0	0	51	35
Georgina Township	34	19	0	0	0	0	34	19
King Township	44	4	0	0	0	0	44	4
Markham	114	183	0	0	0	128	114	311
Newmarket	108	235	0	0	0	0	108	235
Richmond Hill	410	141	0	0	0	0	410	141
Vaughan	1,038	347	125	136	0	0	1,163	483
Whitchurch-Stouffville	470	184	49	0	0	0	519	184
Peel Region	1,148	758	282	1,236	34	30	1,464	2,024
Brampton	721	363	99	0	34	30	854	393
Caledon	135	9	6	0	0	0	141	9
Mississauga	292	386	177	1,236	0	0	469	1,622
Halton Region	1,097	844	446	274	0	264	1,543	1,382
Burlington	211	41	218	125	0	264	429	430
Halton Hills	83	50	0	0	0	0	83	50
Milton	675	642	8	143	0	0	683	785
Oakville	128	111	220	6	0	0	348	117
Durham Region	1,038	388	0	5	8	100	1,046	493
Ajax	313	130	0	0	0	0	313	130
Brock	2	14	0	0	0	0	2	14
Clarington	204	94	0	0	8	0	212	94
Oshawa	324	58	0	0	0	0	324	58
Pickering	34	22	0	0	0	0	34	22
Scugog	4	1	0	0	0	100	4	101
Uxbridge	17	16	0	0	0	0	17	16
Whitby	140	53	0	5	0	0	140	58
Remainder of Toronto CMA	304	150	12	29	0	0	316	179
Bradford West Gwillimbury	183	91	0	0	0	0	183	91
Town of Mono	21	7	2	12	0	0	23	19
New Tecumseth	27	38	10	17	0	0	37	55
Orangeville	73	14	0	0	0	0	73	14
Toronto CMA	5,692	3,690	4,844	5,292	723	160	11,259	9,142
Oshawa CMA	668	205	0	5	8	0	676	210
Greater Toronto Area (GTA)	6,273	3,801	5,050	5,393	731	524	12,054	9,718

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	% Change
Toronto City	70	59	6	4	9	149	411	789	496	1,001	-50.4
Toronto	6	8	0	2	0	5	411	533	417	548	-23.9
East York	6	4	0	0	0	0	0	0	6	4	50.0
Etobicoke	7	6	0	0	0	125	0	0	7	131	-94.7
North York	25	17	4	0	0	8	0	256	29	281	-89.7
Scarborough	26	22	0	2	9	11	0	0	35	35	0.0
York	0	2	2	0	0	0	0	0	2	2	0.0
York Region	523	360	92	56	105	41	0	536	720	993	-27.5
Aurora	20	64	10	4	0	0	0	0	30	68	-55.9
East Gwillimbury	3	5	0	12	0	4	0	0	3	21	-85.7
Georgina Township	3	4	0	0	0	0	0	0	3	4	-25.0
King Township	2	6	0	0	0	0	0	0	2	6	-66.7
Markham	57	38	0	0	10	34	0	536	67	608	-89.0
Newmarket	20	41	0	4	0	0	0	0	20	45	-55.6
Richmond Hill	101	24	0	2	0	0	0	0	101	26	**
Vaughan	259	116	68	22	51	3	0	0	378	141	168.1
Whitchurch-Stouffville	58	62	14	12	44	0	0	0	116	74	56.8
Peel Region	123	157	30	48	60	23	0	372	213	600	-64.5
Brampton	77	112	8	36	32	8	0	0	117	156	-25.0
Caledon	23	4	2	0	0	0	0	0	25	4	**
Mississauga	23	41	20	12	28	15	0	372	71	440	-83.9
Halton Region	272	191	28	56	82	65	0	56	382	368	3.8
Burlington	22	32	18	4	17	22	0	0	57	58	-1.7
Halton Hills	10	8	0	0	0	0	0	0	10	8	25.0
Milton	206	123	10	50	35	23	0	56	251	252	-0.4
Oakville	34	28	0	2	30	20	0	0	64	50	28.0
Durham Region	124	133	0	0	38	92	0	131	162	356	-54.5
Ajax	15	13	0	0	8	0	0	0	23	13	76.9
Brock	0	1	0	0	0	0	0	0	0	1	-100.0
Clarington	26	44	0	0	0	13	0	0	26	57	-54.4
Oshawa	30	45	0	0	22	12	0	0	52	57	-8.8
Pickering	5	5	0	0	0	18	0	0	5	23	-78.3
Scugog	1	3	0	0	0	0	0	0	1	3	-66.7
Uxbridge	1	7	0	0	0	5	0	0	1	12	-91.7
Whitby	46	15	0	0	8	44	0	131	54	190	-71.6
Remainder of Toronto CMA	40	19	4	0	0	0	0	0	44	19	131.6
Bradford West Gwillimbury	16	9	0	0	0	0	0	0	16	9	77.8
Town of Mono	5	1	0	0	0	0	0	0	5	1	**
New Tecumseth	5	7	0	0	0	0	0	0	5	7	-28.6
Orangeville	14	2	4	0	0	0	0	0	18	2	**
Toronto CMA	1,027	779	142	160	247	279	411	1,753	1,827	2,971	-38.5
Oshawa CMA	102	104	0	0	30	69	0	131	132	304	-56.6
Greater Toronto Area (GTA)	1,112	900	156	164	294	370	411	1,884	1,973	3,318	-40.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - May 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Toronto City	320	361	118	256	88	397	3,623	6,064	4,149	7,078	-41.4
Toronto	39	43	0	14	0	41	2,711	4,499	2,750	4,597	-40.2
East York	16	19	2	0	0	0	198	0	216	19	**
Etobicoke	42	41	8	0	4	125	127	317	181	483	-62.5
North York	133	171	98	100	7	168	479	1,093	717	1,532	-53.2
Scarborough	88	77	6	142	42	50	108	155	244	424	-42.5
York	2	10	4	0	35	13	0	0	41	23	78.3
York Region	1,984	1,893	364	330	150	470	120	808	2,618	3,501	-25.2
Aurora	69	165	60	6	0	17	0	0	129	188	-31.4
East Gwillimbury	15	18	0	30	29	16	0	0	44	64	-31.3
Georgina Township	20	27	0	0	0	0	0	0	20	27	-25.9
King Township	18	9	0	0	0	0	0	0	18	9	100.0
Markham	349	640	82	144	10	118	120	558	561	1,460	-61.6
Newmarket	140	160	8	6	16	0	0	0	164	166	-1.2
Richmond Hill	184	91	26	8	0	9	0	221	210	329	-36.2
Vaughan	932	587	120	98	51	105	0	29	1,103	819	34.7
Whitchurch-Stouffville	257	196	68	38	44	205	0	0	369	439	-15.9
Peel Region	450	786	196	230	214	133	439	582	1,299	1,731	-25.0
Brampton	314	626	52	162	65	44	30	50	461	882	-47.7
Caledon	28	26	2	8	0	3	0	25	30	62	-51.6
Mississauga	108	134	142	60	149	86	409	507	808	787	2.7
Halton Region	719	753	96	138	243	530	153	130	1,211	1,551	-21.9
Burlington	99	175	76	14	33	108	82	0	290	297	-2.4
Halton Hills	24	24	0	0	17	14	0	0	41	38	7.9
Milton	468	372	20	118	100	349	71	62	659	901	-26.9
Oakville	128	182	0	6	93	59	0	68	221	315	-29.8
Durham Region	624	739	18	68	93	358	0	134	735	1,299	-43.4
Ajax	154	169	16	66	30	22	0	0	200	257	-22.2
Brock	18	14	0	0	0	8	0	0	18	22	-18.2
Clarington	123	169	0	0	0	24	0	0	123	193	-36.3
Oshawa	121	169	2	0	43	64	0	3	166	236	-29.7
Pickering	19	30	0	0	0	116	0	0	19	146	-87.0
Scugog	6	4	0	0	0	0	0	0	6	4	50.0
Uxbridge	9	31	0	0	6	11	0	0	15	42	-64.3
Whitby	174	153	0	2	14	113	0	131	188	399	-52.9
Remainder of Toronto CMA	172	119	30	2	33	0	58	0	293	121	142.1
Bradford West Gwillimbury	87	73	14	2	6	0	0	0	107	75	42.7
Town of Mono	15	7	0	0	0	0	0	0	15	7	114.3
New Tecumseth	49	25	2	0	0	0	0	0	51	25	104.0
Orangeville	21	14	14	0	27	0	58	0	120	14	**
Toronto CMA	3,728	3,967	744	1,008	731	1,571	4,311	7,584	9,514	14,130	-32.7
Oshawa CMA	418	491	2	2	57	201	0	134	477	828	-42.4
Greater Toronto Area (GTA)	4,097	4,532	792	1,022	788	1,888	4,335	7,718	10,012	15,160	-34.0

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Toronto City	9	149	0	0	411	677	0	112
Toronto	0	5	0	0	411	421	0	112
East York	0	0	0	0	0	0	0	0
Etobicoke	0	125	0	0	0	0	0	0
North York	0	8	0	0	0	256	0	0
Scarborough	9	11	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	105	41	0	0	0	532	0	4
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	4	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	10	34	0	0	0	532	0	4
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	51	3	0	0	0	0	0	0
Whitchurch-Stouffville	44	0	0	0	0	0	0	0
Peel Region	60	23	0	0	0	372	0	0
Brampton	32	8	0	0	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	28	15	0	0	0	372	0	0
Halton Region	82	65	0	0	0	56	0	0
Burlington	17	22	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	35	23	0	0	0	56	0	0
Oakville	30	20	0	0	0	0	0	0
Durham Region	38	92	0	0	0	131	0	0
Ajax	8	0	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	13	0	0	0	0	0	0
Oshawa	22	12	0	0	0	0	0	0
Pickering	0	18	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	5	0	0	0	0	0	0
Whitby	8	44	0	0	0	131	0	0
Remainder of Toronto CMA	0	0	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	247	279	0	0	411	1,637	0	116
Oshawa CMA	30	69	0	0	0	131	0	0
Greater Toronto Area (GTA)	294	370	0	0	411	1,768	0	116

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - May 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	88	397	0	0	3,287	5,855	336	209
Toronto	0	41	0	0	2,375	4,290	336	209
East York	0	0	0	0	198	0	0	0
Etobicoke	4	125	0	0	127	317	0	0
North York	7	168	0	0	479	1,093	0	0
Scarborough	42	50	0	0	108	155	0	0
York	35	13	0	0	0	0	0	0
York Region	150	470	0	0	0	782	120	26
Aurora	0	17	0	0	0	0	0	0
East Gwillimbury	29	16	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	10	118	0	0	0	532	120	26
Newmarket	16	0	0	0	0	0	0	0
Richmond Hill	0	9	0	0	0	221	0	0
Vaughan	51	105	0	0	0	29	0	0
Whitchurch-Stouffville	44	205	0	0	0	0	0	0
Peel Region	214	117	0	16	409	557	30	25
Brampton	65	28	0	16	0	50	30	0
Caledon	0	3	0	0	0	0	0	25
Mississauga	149	86	0	0	409	507	0	0
Halton Region	243	530	0	0	71	124	82	6
Burlington	33	108	0	0	0	0	82	0
Halton Hills	17	14	0	0	0	0	0	0
Milton	100	349	0	0	71	56	0	6
Oakville	93	59	0	0	0	68	0	0
Durham Region	90	358	3	0	0	131	0	3
Ajax	30	22	0	0	0	0	0	0
Brock	0	8	0	0	0	0	0	0
Clarington	0	24	0	0	0	0	0	0
Oshawa	40	64	3	0	0	0	0	3
Pickering	0	116	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	6	11	0	0	0	0	0	0
Whitby	14	113	0	0	0	131	0	0
Remainder of Toronto CMA	33	0	0	0	58	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	27	0	0	0	58	0	0	0
Toronto CMA	731	1,555	0	16	3,825	7,318	486	266
Oshawa CMA	54	201	3	0	0	131	0	3
Greater Toronto Area (GTA)	785	1,872	3	16	3,767	7,449	568	269

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009	May 2010	May 2009
Toronto City	86	212	410	677	0	112	496	1,001
Toronto	16	15	401	421	0	112	417	548
East York	6	4	0	0	0	0	6	4
Etobicoke	7	131	0	0	0	0	7	131
North York	29	25	0	256	0	0	29	281
Scarborough	26	35	9	0	0	0	35	35
York	2	2	0	0	0	0	2	2
York Region	687	454	33	535	0	4	720	993
Aurora	30	68	0	0	0	0	30	68
East Gwillimbury	3	21	0	0	0	0	3	21
Georgina Township	3	4	0	0	0	0	3	4
King Township	2	6	0	0	0	0	2	6
Markham	67	72	0	532	0	4	67	608
Newmarket	20	45	0	0	0	0	20	45
Richmond Hill	101	26	0	0	0	0	101	26
Vaughan	377	138	1	3	0	0	378	141
Whitchurch-Stouffville	84	74	32	0	0	0	116	74
Peel Region	175	227	38	373	0	0	213	600
Brampton	85	156	32	0	0	0	117	156
Caledon	25	3	0	1	0	0	25	4
Mississauga	65	68	6	372	0	0	71	440
Halton Region	331	261	51	107	0	0	382	368
Burlington	40	34	17	24	0	0	57	58
Halton Hills	10	8	0	0	0	0	10	8
Milton	223	189	28	63	0	0	251	252
Oakville	58	30	6	20	0	0	64	50
Durham Region	162	199	0	157	0	0	162	356
Ajax	23	13	0	0	0	0	23	13
Brock	0	1	0	0	0	0	0	1
Clarington	26	57	0	0	0	0	26	57
Oshawa	52	51	0	6	0	0	52	57
Pickering	5	23	0	0	0	0	5	23
Scugog	1	3	0	0	0	0	1	3
Uxbridge	1	9	0	3	0	0	1	12
Whitby	54	42	0	148	0	0	54	190
Remainder of Toronto CMA	39	17	5	2	0	0	44	19
Bradford West Gwillimbury	16	9	0	0	0	0	16	9
Town of Mono	5	1	0	0	0	0	5	1
New Tecumseth	0	5	5	2	0	0	5	7
Orangeville	18	2	0	0	0	0	18	2
Toronto CMA	1,307	1,182	520	1,673	0	116	1,827	2,971
Oshawa CMA	132	150	0	154	0	0	132	304
Greater Toronto Area (GTA)	1,441	1,353	532	1,849	0	116	1,973	3,318

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market
January - May 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Toronto City	520	937	3,293	5,932	336	209	4,149	7,078
Toronto	49	74	2,365	4,314	336	209	2,750	4,597
East York	18	19	198	0	0	0	216	19
Etobicoke	54	166	127	317	0	0	181	483
North York	238	416	479	1,116	0	0	717	1,532
Scarborough	120	239	124	185	0	0	244	424
York	41	23	0	0	0	0	41	23
York Region	2,465	2,560	33	915	120	26	2,618	3,501
Aurora	129	188	0	0	0	0	129	188
East Gwillimbury	44	64	0	0	0	0	44	64
Georgina Township	20	27	0	0	0	0	20	27
King Township	18	9	0	0	0	0	18	9
Markham	441	891	0	543	120	26	561	1,460
Newmarket	164	166	0	0	0	0	164	166
Richmond Hill	210	108	0	221	0	0	210	329
Vaughan	1,102	716	1	103	0	0	1,103	819
Whitchurch-Stouffville	337	391	32	48	0	0	369	439
Peel Region	706	1,107	563	583	30	41	1,299	1,731
Brampton	384	809	47	57	30	16	461	882
Caledon	30	30	0	7	0	25	30	62
Mississauga	292	268	516	519	0	0	808	787
Halton Region	927	1,008	202	537	82	6	1,211	1,551
Burlington	180	189	28	108	82	0	290	297
Halton Hills	32	28	9	10	0	0	41	38
Milton	523	603	136	292	0	6	659	901
Oakville	192	188	29	127	0	0	221	315
Durham Region	710	1,105	22	191	3	3	735	1,299
Ajax	200	257	0	0	0	0	200	257
Brock	18	22	0	0	0	0	18	22
Clarington	123	193	0	0	0	0	123	193
Oshawa	153	227	10	6	3	3	166	236
Pickering	19	146	0	0	0	0	19	146
Scugog	6	4	0	0	0	0	6	4
Uxbridge	9	32	6	10	0	0	15	42
Whitby	182	224	6	175	0	0	188	399
Remainder of Toronto CMA	218	119	75	2	0	0	293	121
Bradford West Gwillimbury	107	75	0	0	0	0	107	75
Town of Mono	10	7	5	0	0	0	15	7
New Tecumseth	39	23	12	2	0	0	51	25
Orangeville	62	14	58	0	0	0	120	14
Toronto CMA	4,884	5,977	4,144	7,871	486	282	9,514	14,130
Oshawa CMA	458	644	16	181	3	3	477	828
Greater Toronto Area (GTA)	5,328	6,717	4,113	8,158	571	285	10,012	15,160

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
May 2010	2	2.8	0	0.0	5	7.0	26	36.6	38	53.5	71	820,900	1,167,291
May 2009	5	7.6	0	0.0	2	3.0	17	25.8	42	63.6	66	851,950	906,089
Year-to-date 2010	10	3.1	7	2.2	30	9.3	55	17.0	222	68.5	324	910,000	1,227,079
Year-to-date 2009	22	5.9	21	5.6	13	3.5	101	26.9	218	58.1	375	826,220	867,900
Toronto													
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	--	--
May 2009	0	0.0	0	0.0	1	11.1	1	11.1	7	77.8	9	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	5.9	32	94.1	34	1,200,000	1,378,672
Year-to-date 2009	0	0.0	0	0.0	1	2.0	7	14.3	41	83.7	49	995,000	1,220,020
East York													
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	--	--
May 2009	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	2	12.5	14	87.5	16	1,024,500	1,094,369
Year-to-date 2009	0	0.0	0	0.0	0	0.0	6	31.6	13	68.4	19	895,000	970,684
Etobicoke													
May 2010	0	0.0	0	0.0	0	0.0	1	12.5	7	87.5	8	--	--
May 2009	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	4	8.5	43	91.5	47	1,359,000	1,545,321
Year-to-date 2009	0	0.0	0	0.0	0	0.0	3	8.3	33	91.7	36	900,000	910,583
North York													
May 2010	1	3.7	0	0.0	1	3.7	4	14.8	21	77.8	27	1,125,000	1,578,822
May 2009	0	0.0	0	0.0	1	4.2	1	4.2	22	91.7	24	1,027,500	1,177,227
Year-to-date 2010	1	0.7	0	0.0	2	1.5	6	4.4	127	93.4	136	1,417,400	1,559,646
Year-to-date 2009	0	0.0	15	8.1	3	1.6	43	23.2	124	67.0	185	900,000	907,778
Scarborough													
May 2010	1	3.8	0	0.0	4	15.4	21	80.8	0	0.0	26	597,490	569,675
May 2009	5	23.8	0	0.0	0	0.0	12	57.1	4	19.0	21	549,900	596,212
Year-to-date 2010	9	10.2	7	8.0	28	31.8	40	45.5	4	4.5	88	499,990	524,614
Year-to-date 2009	19	25.7	6	8.1	9	12.2	35	47.3	5	6.8	74	531,900	527,806
York													
May 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
May 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	--	--
Year-to-date 2009	3	25.0	0	0.0	0	0.0	7	58.3	2	16.7	12	662,500	621,750

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
May 2010	59	11.2	101	19.2	68	12.9	243	46.2	55	10.5	526	528,945	566,789
May 2009	31	8.7	54	15.1	54	15.1	179	50.1	39	10.9	357	530,900	576,709
Year-to-date 2010	205	10.3	351	17.7	254	12.8	1,049	52.9	124	6.3	1,983	539,900	552,726
Year-to-date 2009	190	10.1	327	17.3	336	17.8	909	48.2	123	6.5	1,885	514,990	547,226
Aurora													
May 2010	0	0.0	0	0.0	3	15.0	15	75.0	2	10.0	20	554,990	597,777
May 2009	0	0.0	0	0.0	5	7.8	47	73.4	12	18.8	64	584,990	644,624
Year-to-date 2010	0	0.0	7	10.1	13	18.8	37	53.6	12	17.4	69	560,990	634,349
Year-to-date 2009	1	0.6	15	9.1	39	23.6	96	58.2	14	8.5	165	545,900	570,049
East Gwillimbury													
May 2010	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
May 2009	3	60.0	1	20.0	1	20.0	0	0.0	0	0.0	5	--	--
Year-to-date 2010	8	53.3	5	33.3	0	0.0	0	0.0	2	13.3	15	384,990	473,100
Year-to-date 2009	8	44.4	4	22.2	1	5.6	1	5.6	4	22.2	18	421,445	573,914
Georgina Township													
May 2010	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	--	--
May 2009	4	100.0	0	0.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	14	70.0	0	0.0	1	5.0	3	15.0	2	10.0	20	299,990	427,341
Year-to-date 2009	21	77.8	1	3.7	0	0.0	5	18.5	0	0.0	27	335,900	392,256
King Township													
May 2010	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
May 2009	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Year-to-date 2010	5	26.3	8	42.1	0	0.0	4	21.1	2	10.5	19	406,990	545,519
Year-to-date 2009	0	0.0	0	0.0	1	11.1	2	22.2	6	66.7	9	--	--
Markham													
May 2010	1	1.8	0	0.0	7	12.3	49	86.0	0	0.0	57	553,990	562,175
May 2009	0	0.0	4	10.5	3	7.9	31	81.6	0	0.0	38	576,945	579,887
Year-to-date 2010	7	2.0	49	14.0	66	18.9	219	62.6	9	2.6	350	539,990	552,464
Year-to-date 2009	30	4.7	126	19.7	140	21.9	334	52.3	9	1.4	639	512,990	535,533
Newmarket													
May 2010	6	30.0	8	40.0	3	15.0	2	10.0	1	5.0	20	429,990	445,873
May 2009	14	34.1	7	17.1	9	22.0	11	26.8	0	0.0	41	436,990	450,902
Year-to-date 2010	44	31.4	46	32.9	21	15.0	27	19.3	2	1.4	140	430,950	448,621
Year-to-date 2009	104	65.0	19	11.9	22	13.8	15	9.4	0	0.0	160	375,490	401,104
Richmond Hill													
May 2010	22	21.8	24	23.8	4	4.0	41	40.6	10	9.9	101	502,990	554,789
May 2009	1	4.2	0	0.0	3	12.5	16	66.7	4	16.7	24	531,945	576,044
Year-to-date 2010	24	13.0	56	30.3	16	8.6	77	41.6	12	6.5	185	474,900	538,543
Year-to-date 2009	1	1.1	8	8.8	19	20.9	43	47.3	20	22.0	91	531,990	628,910
Vaughan													
May 2010	6	2.3	46	17.6	32	12.2	136	51.9	42	16.0	262	579,990	617,829
May 2009	3	2.7	14	12.4	11	9.7	68	60.2	17	15.0	113	558,990	642,667
Year-to-date 2010	15	1.6	96	10.2	80	8.5	666	71.0	81	8.6	938	591,990	602,462
Year-to-date 2009	10	1.7	74	12.8	45	7.8	394	67.9	57	9.8	580	559,990	603,540
Whitchurch-Stouffville													
May 2010	16	27.6	23	39.7	19	32.8	0	0.0	0	0.0	58	429,990	425,241
May 2009	6	9.7	28	45.2	21	33.9	5	8.1	2	3.2	62	436,122	462,504
Year-to-date 2010	88	35.6	84	34.0	57	23.1	16	6.5	2	0.8	247	417,990	426,592
Year-to-date 2009	15	7.7	80	40.8	69	35.2	19	9.7	13	6.6	196	454,468	481,492

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
May 2010	26	20.5	15	11.8	31	24.4	36	28.3	19	15.0	127	478,900	590,287
May 2009	29	18.5	22	14.0	21	13.4	72	45.9	13	8.3	157	510,900	532,234
Year-to-date 2010	90	20.0	70	15.5	78	17.3	151	33.5	62	13.7	451	492,000	567,056
Year-to-date 2009	162	21.9	152	20.5	125	16.9	238	32.1	64	8.6	741	474,900	516,006
Brampton													
May 2010	26	32.1	15	18.5	25	30.9	14	17.3	1	1.2	81	448,900	458,255
May 2009	28	25.0	21	18.8	17	15.2	44	39.3	2	1.8	112	476,445	481,018
Year-to-date 2010	90	28.9	68	21.9	65	20.9	82	26.4	6	1.9	311	447,900	464,707
Year-to-date 2009	159	26.9	144	24.4	108	18.3	169	28.6	11	1.9	591	447,990	466,495
Caledon													
May 2010	0	0.0	0	0.0	6	26.1	16	69.6	1	4.3	23	534,990	566,412
May 2009	0	0.0	0	0.0	0	0.0	3	100.0	0	0.0	3	--	--
Year-to-date 2010	0	0.0	1	3.1	7	21.9	21	65.6	3	9.4	32	544,900	617,787
Year-to-date 2009	1	5.6	0	0.0	1	5.6	11	61.1	5	27.8	18	600,000	752,389
Mississauga													
May 2010	0	0.0	0	0.0	0	0.0	6	26.1	17	73.9	23	1,100,000	1,079,148
May 2009	1	2.4	1	2.4	4	9.5	25	59.5	11	26.2	42	540,900	664,452
Year-to-date 2010	0	0.0	1	0.9	6	5.6	48	44.4	53	49.1	108	720,000	846,754
Year-to-date 2009	2	1.5	8	6.1	16	12.1	58	43.9	48	36.4	132	583,400	705,446
Halton Region													
May 2010	65	25.3	107	41.6	30	11.7	37	14.4	18	7.0	257	420,900	527,548
May 2009	52	27.2	43	22.5	39	20.4	38	19.9	19	9.9	191	450,000	546,146
Year-to-date 2010	135	19.7	238	34.6	153	22.3	103	15.0	58	8.4	687	440,900	563,866
Year-to-date 2009	169	22.3	152	20.0	143	18.8	201	26.5	94	12.4	759	460,990	602,225
Burlington													
May 2010	0	0.0	2	13.3	7	46.7	4	26.7	2	13.3	15	456,990	528,459
May 2009	1	3.2	7	22.6	13	41.9	8	25.8	2	6.5	31	490,000	525,379
Year-to-date 2010	1	1.2	27	32.1	39	46.4	11	13.1	6	7.1	84	453,990	571,468
Year-to-date 2009	18	10.8	41	24.6	43	25.7	49	29.3	16	9.6	167	485,990	587,531
Halton Hills													
May 2010	1	10.0	0	0.0	0	0.0	4	40.0	5	50.0	10	742,900	715,947
May 2009	4	44.4	0	0.0	0	0.0	3	33.3	2	22.2	9	--	--
Year-to-date 2010	1	4.2	2	8.3	2	8.3	7	29.2	12	50.0	24	737,950	715,294
Year-to-date 2009	4	15.4	4	15.4	0	0.0	15	57.7	3	11.5	26	650,450	613,714
Milton													
May 2010	64	31.7	105	52.0	22	10.9	9	4.5	2	1.0	202	410,900	423,064
May 2009	47	38.2	36	29.3	25	20.3	10	8.1	5	4.1	123	419,900	444,384
Year-to-date 2010	133	28.7	209	45.0	101	21.8	16	3.4	5	1.1	464	420,900	430,865
Year-to-date 2009	139	37.3	107	28.7	80	21.4	38	10.2	9	2.4	373	420,900	446,682
Oakville													
May 2010	0	0.0	0	0.0	1	3.3	20	66.7	9	30.0	30	641,990	1,167,814
May 2009	0	0.0	0	0.0	1	3.6	17	60.7	10	35.7	28	722,950	994,807
Year-to-date 2010	0	0.0	0	0.0	11	9.6	69	60.0	35	30.4	115	622,990	1,063,343
Year-to-date 2009	8	4.1	0	0.0	20	10.4	99	51.3	66	34.2	193	656,990	914,002

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
May 2010	65	52.0	19	15.2	17	13.6	24	19.2	0	0.0	125	398,900	409,700
May 2009	89	65.4	14	10.3	10	7.4	23	16.9	0	0.0	136	347,400	379,285
Year-to-date 2010	288	47.6	71	11.7	71	11.7	165	27.3	10	1.7	605	414,990	431,850
Year-to-date 2009	478	65.5	55	7.5	81	11.1	102	14.0	14	1.9	730	353,445	390,331
Ajax													
May 2010	3	23.1	0	0.0	0	0.0	10	76.9	0	0.0	13	551,100	521,185
May 2009	8	29.6	4	14.8	2	7.4	13	48.1	0	0.0	27	494,400	477,163
Year-to-date 2010	23	14.8	4	2.6	19	12.3	108	69.7	1	0.6	155	541,100	521,983
Year-to-date 2009	52	31.1	19	11.4	47	28.1	49	29.3	0	0.0	167	477,700	461,367
Brock													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Clarington													
May 2010	24	85.7	3	10.7	1	3.6	0	0.0	0	0.0	28	325,490	333,846
May 2009	39	90.7	2	4.7	2	4.7	0	0.0	0	0.0	43	287,990	300,044
Year-to-date 2010	101	84.2	11	9.2	3	2.5	2	1.7	3	2.5	120	321,945	343,762
Year-to-date 2009	143	81.7	8	4.6	9	5.1	12	6.9	3	1.7	175	298,990	333,687
Oshawa													
May 2010	22	66.7	7	21.2	2	6.1	2	6.1	0	0.0	33	367,990	365,405
May 2009	28	73.7	7	18.4	3	7.9	0	0.0	0	0.0	38	348,450	349,983
Year-to-date 2010	89	70.6	18	14.3	10	7.9	9	7.1	0	0.0	126	352,400	358,774
Year-to-date 2009	142	82.6	15	8.7	13	7.6	2	1.2	0	0.0	172	331,490	339,572
Pickering													
May 2010	0	0.0	0	0.0	0	0.0	4	100.0	0	0.0	4	--	--
May 2009	0	0.0	0	0.0	0	0.0	5	100.0	0	0.0	5	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	17	94.4	1	5.6	18	602,770	644,498
Year-to-date 2009	0	0.0	0	0.0	5	16.7	18	60.0	7	23.3	30	654,900	664,920
Scugog													
May 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
May 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Uxbridge													
May 2010	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
May 2009	2	28.6	0	0.0	2	28.6	3	42.9	0	0.0	7	--	--
Year-to-date 2010	0	0.0	2	22.2	1	11.1	5	55.6	1	11.1	9	--	--
Year-to-date 2009	15	48.4	1	3.2	4	12.9	11	35.5	0	0.0	31	402,200	428,317
Whitby													
May 2010	16	34.8	9	19.6	14	30.4	7	15.2	0	0.0	46	434,490	433,984
May 2009	12	75.0	1	6.3	1	6.3	2	12.5	0	0.0	16	336,990	367,508
Year-to-date 2010	75	42.4	36	20.3	38	21.5	24	13.6	4	2.3	177	423,990	434,197
Year-to-date 2009	126	81.3	12	7.7	3	1.9	10	6.5	4	2.6	155	334,990	373,330

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
May 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $449,999		$450,000 - $499,999		$500,000 - $749,999		$750,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
May 2010	35	87.5	1	2.5	1	2.5	3	7.5	0	0.0	40	357,945	373,402
May 2009	16	84.2	1	5.3	0	0.0	2	10.5	0	0.0	19	329,990	366,090
Year-to-date 2010	158	90.8	6	3.4	4	2.3	6	3.4	0	0.0	174	344,945	345,794
Year-to-date 2009	81	69.2	11	9.4	10	8.5	12	10.3	3	2.6	117	355,990	392,714
Bradford West Gwillimbury													
May 2010	15	93.8	1	6.3	0	0.0	0	0.0	0	0.0	16	362,490	364,796
May 2009	8	88.9	0	0.0	0	0.0	1	11.1	0	0.0	9	--	--
Year-to-date 2010	81	93.1	6	6.9	0	0.0	0	0.0	0	0.0	87	350,000	353,537
Year-to-date 2009	55	77.5	5	7.0	7	9.9	2	2.8	2	2.8	71	355,990	387,304
Town of Mono													
May 2010	1	20.0	0	0.0	1	20.0	3	60.0	0	0.0	5	--	--
May 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	7	41.2	0	0.0	4	23.5	6	35.3	0	0.0	17	460,000	464,662
Year-to-date 2009	0	0.0	0	0.0	1	14.3	6	85.7	0	0.0	7	--	--
New Tecumseth													
May 2010	5	100.0	0	0.0	0	0.0	0	0.0	0	0.0	5	--	--
May 2009	6	85.7	1	14.3	0	0.0	0	0.0	0	0.0	7	--	--
Year-to-date 2010	49	100.0	0	0.0	0	0.0	0	0.0	0	0.0	49	289,990	289,315
Year-to-date 2009	20	83.3	2	8.3	0	0.0	2	8.3	0	0.0	24	289,445	314,455
Orangeville													
May 2010	14	100.0	0	0.0	0	0.0	0	0.0	0	0.0	14	352,900	352,048
May 2009	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	--	--
Year-to-date 2010	21	100.0	0	0.0	0	0.0	0	0.0	0	0.0	21	345,900	349,275
Year-to-date 2009	6	40.0	4	26.7	2	13.3	2	13.3	1	6.7	15	409,900	438,612
Toronto CMA													
May 2010	190	18.6	222	21.7	128	12.5	356	34.8	128	12.5	1,024	486,990	594,147
May 2009	142	17.8	117	14.7	107	13.4	321	40.2	111	13.9	798	513,300	581,118
Year-to-date 2010	620	16.7	651	17.5	500	13.5	1,483	39.9	463	12.5	3,717	512,990	604,485
Year-to-date 2009	673	17.1	642	16.3	640	16.3	1,490	37.8	493	12.5	3,938	501,990	572,508
Oshawa CMA													
May 2010	62	57.9	19	17.8	17	15.9	9	8.4	0	0.0	107	380,990	386,629
May 2009	79	81.4	10	10.3	6	6.2	2	2.1	0	0.0	97	313,990	330,736
Year-to-date 2010	265	62.6	65	15.4	51	12.1	35	8.3	7	1.7	423	365,990	386,075
Year-to-date 2009	411	81.9	35	7.0	25	5.0	24	4.8	7	1.4	502	325,490	347,944
Greater Toronto Area													
May 2010	217	19.6	242	21.9	151	13.7	366	33.1	130	11.8	1,106	478,900	581,164
May 2009	206	22.7	133	14.7	126	13.9	329	36.3	113	12.5	907	497,900	556,940
Year-to-date 2010	728	18.0	737	18.2	586	14.5	1,523	37.6	476	11.8	4,050	499,450	592,103
Year-to-date 2009	1,021	22.7	707	15.7	698	15.5	1,551	34.5	513	11.4	4,490	488,900	552,645

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
May 2010

Submarket	May 2010	May 2009	% Change	YTD 2010	YTD 2009	% Change
Toronto City	1,167,291	906,089	28.8	1,227,079	867,900	41.4
Toronto	--	--	n/a	1,378,672	1,220,020	13.0
East York	--	--	n/a	1,094,369	970,684	12.7
Etobicoke	--	--	n/a	1,545,321	910,583	69.7
North York	1,578,822	1,177,227	34.1	1,559,646	907,778	71.8
Scarborough	569,675	596,212	-4.5	524,614	527,806	-0.6
York	--	--	n/a	--	621,750	n/a
York Region	566,789	576,709	-1.7	552,726	547,226	1.0
Aurora	597,777	644,624	-7.3	634,349	570,049	11.3
East Gwillimbury	--	--	n/a	473,100	573,914	-17.6
Georgina Township	--	--	n/a	427,341	392,256	8.9
King Township	--	--	n/a	545,519	--	n/a
Markham	562,175	579,887	-3.1	552,464	535,533	3.2
Newmarket	445,873	450,902	-1.1	448,621	401,104	11.8
Richmond Hill	554,789	576,044	-3.7	538,543	628,910	-14.4
Vaughan	617,829	642,667	-3.9	602,462	603,540	-0.2
Whitchurch-Stouffville	425,241	462,504	-8.1	426,592	481,492	-11.4
Peel Region	590,287	532,234	10.9	567,056	516,006	9.9
Brampton	458,255	481,018	-4.7	464,707	466,495	-0.4
Caledon	566,412	--	n/a	617,787	752,389	-17.9
Mississauga	1,079,148	664,452	62.4	846,754	705,446	20.0
Halton Region	527,548	546,146	-3.4	563,866	602,225	-6.4
Burlington	528,459	525,379	0.6	571,468	587,531	-2.7
Halton Hills	715,947	--	n/a	715,294	613,714	16.6
Milton	423,064	444,384	-4.8	430,865	446,682	-3.5
Oakville	1,167,814	994,807	17.4	1,063,343	914,002	16.3
Durham Region	409,700	379,285	8.0	431,850	390,331	10.6
Ajax	521,185	477,163	9.2	521,983	461,367	13.1
Brock	--	--	n/a	--	--	n/a
Clarington	333,846	300,044	11.3	343,762	333,687	3.0
Oshawa	365,405	349,983	4.4	358,774	339,572	5.7
Pickering	--	--	n/a	644,498	664,920	-3.1
Scugog	--	--	n/a	--	--	n/a
Uxbridge	--	--	n/a	--	428,317	n/a
Whitby	433,984	367,508	18.1	434,197	373,330	16.3
Remainder of Toronto CMA	373,402	366,090	2.0	345,794	392,714	-11.9
Bradford West Gwillimbury	364,796	--	n/a	353,537	387,304	-8.7
Town of Mono	--	--	n/a	464,662	--	n/a
New Tecumseth	--	--	n/a	289,315	314,455	-8.0
Orangeville	352,048	--	n/a	349,275	438,612	-20.4
Toronto CMA	594,147	581,118	2.2	604,485	572,508	5.6
Oshawa CMA	386,629	330,736	16.9	386,075	347,944	11.0
Greater Toronto Area (GTA)	581,164	556,940	4.3	592,103	552,645	7.1

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Toronto
May 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	2,670	-47.4	4,461	10,360	11,769	37.9	343,632	-8.2	361,059
	February	4,116	-31.6	5,255	10,360	11,507	45.7	361,361	-5.4	357,351
	March	6,171	-6.9	6,105	13,357	11,639	52.5	362,050	-4.8	371,444
	April	8,107	-7.5	6,624	12,995	10,240	64.7	385,641	-3.3	378,076
	May	9,589	1.9	7,268	13,686	10,862	66.9	395,609	-0.6	385,567
	June	10,951	27.4	8,225	13,357	11,177	73.6	403,918	2.0	390,647
	July	9,967	27.6	8,157	12,174	11,235	72.6	395,414	6.5	399,984
	August	8,042	27.3	8,363	10,646	11,615	72.0	387,899	6.3	400,183
	September	8,196	27.9	8,251	12,185	10,289	80.2	406,877	10.3	406,605
	October	8,453	64.2	8,500	11,532	11,065	76.8	423,507	20.0	410,790
	November	7,452	104.7	8,962	9,938	12,048	74.4	418,502	13.5	412,615
	December	5,541	115.2	9,084	5,506	12,652	71.8	411,931	14.0	432,501
2010	January	4,986	86.7	8,688	10,021	12,037	72.2	409,058	19.0	434,329
	February	7,291	77.1	9,503	12,726	14,090	67.4	431,509	19.4	436,283
	March	10,434	69.1	9,701	18,937	15,632	62.1	434,693	20.1	443,913
	April	10,897	34.4	8,457	20,689	15,458	54.7	437,566	13.5	433,847
	May	9,470	-1.2	7,367	18,940	15,075	48.9	446,593	12.9	437,831
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	12,957	-26.9		34,077			358,036	-5.6	
	Q1 2010	22,711	75.3		41,684			428,043	19.6	
	YTD 2009	30,653	-14.6		60,758			377,091	-3.0	
	YTD 2010	43,078	40.5		81,313			434,530	15.2	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Oshawa
May 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	350	-36.8	541	1,348	1,350	40.1	257,095	5.5	265,218
	February	506	-34.3	573	1,212	1,275	44.9	263,838	-2.8	265,428
	March	694	-15.8	628	1,550	1,242	50.6	263,970	-4.2	262,755
	April	843	-14.8	681	1,472	1,163	58.6	269,596	-2.2	268,306
	May	1,026	-2.4	746	1,546	1,194	62.5	278,592	-1.5	273,539
	June	1,115	15.4	832	1,468	1,276	65.2	281,765	-0.5	273,653
	July	1,033	15.8	862	1,313	1,316	65.5	285,247	3.7	281,384
	August	876	17.4	833	1,169	1,220	68.3	278,480	2.8	279,307
	September	825	9.3	873	1,311	1,222	71.4	282,308	5.2	282,544
	October	858	49.0	916	1,191	1,234	74.3	288,986	9.1	288,529
	November	695	69.9	902	986	1,343	67.2	286,497	6.5	288,074
	December	507	91.3	984	547	1,491	66.0	286,724	9.1	294,427
2010	January	532	52.0	827	1,120	1,120	73.8	289,195	12.5	298,352
	February	819	61.9	932	1,481	1,565	59.6	286,635	8.6	288,598
	March	1,111	60.1	1,014	2,019	1,619	62.6	306,171	16.0	304,768
	April	1,184	40.5	953	2,052	1,616	59.0	304,451	12.9	303,114
	May	1,027	0.1	745	1,879	1,461	51.0	301,568	8.2	296,111
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2009	1,550	-27.8		4,110			262,374	-1.3	
	Q1 2010	2,462	58.8		4,620			296,004	12.8	
	YTD 2009	3,419	-18.4		7,128			269,021	-1.3	
	YTD 2010	4,673	36.7		8,551			299,367	11.3	

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[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
May 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	2,910	8.0	68.8	854
	February	627	5.00	5.79	146.4	113.2	2,905	8.7	69.0	850
	March	613	4.50	5.55	145.9	113.8	2,900	9.1	69.1	850
	April	596	3.90	5.25	145.0	113.1	2,903	9.2	69.1	850
	May	596	3.90	5.25	144.6	113.9	2,897	9.3	68.9	850
	June	631	3.75	5.85	144.6	114.0	2,877	9.7	68.6	856
	July	631	3.75	5.85	144.7	113.6	2,863	10.0	68.4	856
	August	631	3.75	5.85	145.0	113.6	2,867	10.0	68.4	855
	September	610	3.70	5.49	145.7	113.7	2,880	9.6	68.2	857
	October	630	3.80	5.84	146.2	114.0	2,889	9.4	68.1	858
	November	616	3.60	5.59	147.0	114.4	2,898	9.3	68.1	860
	December	610	3.60	5.49	148.0	113.9	2,905	9.4	68.2	856
2010	January	610	3.60	5.49	148.9	114.5	2,915	9.4	68.4	856
	February	604	3.60	5.39	147.8	115.1	2,916	9.4	68.3	860
	March	631	3.60	5.85	147.9	115.3	2,919	9.4	68.2	860
	April	655	3.80	6.25	148.1	115.8	2,916	9.5	68.0	863
	May	639	3.70	5.99		116.3	2,920	9.5	68.0	859
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
May 2010

		Inteterest Rates			NHPI, Total, Toronto CMA 1997=100	CPI, 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	146.5	112.5	183.0	8.2	68.5	848
	February	627	5.00	5.79	146.4	113.2	180.0	8.3	67.4	851
	March	613	4.50	5.55	145.9	113.8	177.9	8.5	66.7	853
	April	596	3.90	5.25	145.0	113.1	177.2	7.8	65.8	861
	May	596	3.90	5.25	144.6	113.9	177.5	8.0	65.9	869
	June	631	3.75	5.85	144.6	114.0	177.9	8.4	66.3	865
	July	631	3.75	5.85	144.7	113.6	178.6	9.6	67.3	868
	August	631	3.75	5.85	145.0	113.6	180.8	9.8	68.1	879
	September	610	3.70	5.49	145.7	113.7	183.1	9.2	68.5	894
	October	630	3.80	5.84	146.2	114.0	182.5	9.2	68.1	907
	November	616	3.60	5.59	147.0	114.4	180.4	9.3	67.3	906
	December	610	3.60	5.49	148.0	113.9	178.5	9.9	67.0	900
2010	January	610	3.60	5.49	148.9	114.5	179.1	10.4	67.4	891
	February	604	3.60	5.39	147.8	115.1	181.2	10.3	68.1	878
	March	631	3.60	5.85	147.9	115.3	183.0	10.3	68.6	876
	April	655	3.80	6.25	148.1	115.8	185.2	9.6	68.7	871
	May	639	3.70	5.99		116.3	186.2	9.6	69.0	878
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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